

# Agency 41 - Real Estate Commission

## Statutory Authority:

The Nebraska Real Estate Commission's statutory authority is contained in the Nebraska Real Estate License Act, R.R.S. 1943 Sections 81-885.01 through 81-885.55. The Commission is also given statutory authority to conduct certain activities as reflected in the Retirement Communities and Subdivisions Act, R.R.S. 1943 Sections 76-1301 through 76-1315; the Nebraska Time-Share Act, R.R.S. 1943 Sections 76-1701 through 76-1741; and the Nebraska Membership Campground Act, R.R.S. 1943 Sections 76-2101 through 76-2121.

## Vision Statement:

A Commission that is knowledgeable in real estate matters, and alert and effective in identifying key real estate issues and trends that may affect the interests and concerns of Nebraska citizens.

## Mission Statement:

To protect the public interest of Nebraska citizens through the efficient and effective administration of the Nebraska Real Estate License Act and the registration of Time-share projects, Subdivided Land projects, Retirement Communities and Subdivisions, and Membership Campgrounds.

A Commission that will conscientiously and without prejudice address these issues through licensing regulation, education, qualification requirements, and due process, so that our citizens remain protected.

## Goals:

1. To ensure that only qualified real estate salespersons and brokers serve the public.
2. To enforce the requirements of the Real Estate License Act, the Nebraska Time-Share Act, the Membership Campground Act, and the Retirement Communities and Subdivisions Act.
3. To regulate the activities of licensees and resolve complaints against licensees.
4. To develop, review, and approve courses in real estate education, and train and approve course instructors.

## Financial Data:

	Actual FY06	Approp FY07	Request FY08	Recom FY08	Request FY09	Recom FY09
General Fund	0	0	0	0	0	0
Cash Fund	930,656	1,024,907	1,049,414	1,004,407	1,058,534	1,024,256
Federal Fund	0	0	0	0	0	0
Revolving Fund	0	0	0	0	0	0
Other Fund	0	0	0	0	0	0
Total Agency	930,656	1,024,907	1,049,414	1,004,407	1,058,534	1,024,256

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## Program 077 - Enforcement Of Standards - Real Estate

### Program Objectives:

Since the entire agency operates under one program, Program 77, the Goals and Objectives apply on an agency-wide basis.

Goal 1 - To ensure that only qualified real estate salespersons and brokers serve the public.

Goal 2 - To enforce the requirements of the Real Estate License Act, the Nebraska Time-Share Act, the Membership Campground Act, and the Retirement Communities and Subdivisions Act.

Goal 3 - To regulate the activities of licensees and resolve complaints against licensees.

Goal 4 - To develop, review, and approve courses in real estate education, and train and approve course instructors.

### Financial Data:

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General Fund	0	0	0	0	0	0
Cash Fund	930,656	1,024,907	1,049,414	1,004,407	1,058,534	1,024,256
Federal Fund	0	0	0	0	0	0
Revolving Fund	0	0	0	0	0	0
Other Fund	0	0	0	0	0	0
<b>Total</b>	<b>930,656</b>	<b>1,024,907</b>	<b>1,049,414</b>	<b>1,004,407</b>	<b>1,058,534</b>	<b>1,024,256</b>

### Performance Measures:

Since the entire agency operates under one program, Program 77, the Performance Measures apply on an agency-wide basis.

Performance Measure - Goal 1. Licenses are issued within two business days of receipt of all materials necessary for the issuance of a license.

Performance Measure - Goal 2. The Real Estate Trust Account Examination Program is operating according to schedule, i.e. all trust accounts are examined at least once during an eleven to thirteen month cycle. All specialized registrations are reviewed and processed within the parameters set forth in statute, including review of all applications by legal counsel.

Performance Measure - Goal 3. The Commission continues to process complaints filed either by the public or on the Commission's own motion in a timely manner. Other than very involved or complicated complaints, all complaints are investigated and reports made to the Commission within 90-120 days. The history of disciplinary actions is current through its annual update.

Performance Measure - Goal 4. An Instructor Development Workshop is held to train providers and instructors in current teaching methodology on a biennial basis. Upon receipt of complete continuing education application materials, determination of approval or deficiency is made within one week.